

FOR SALE OR LEASE

# 326 MIRACLE STRIP PKWY SW

Fort Walton Beach, FL 32548

- LEASABLE AREA: 8,469 SF
- LAND AREA: 1.84 acres
- YEAR BUILT: 1989
- FORMER USE: Red Lobster
- FF&E and restaurant improvements in place
- SALE: \$3,600,000
- LEASE: \$240,000 per year, triple net



net leased  
management

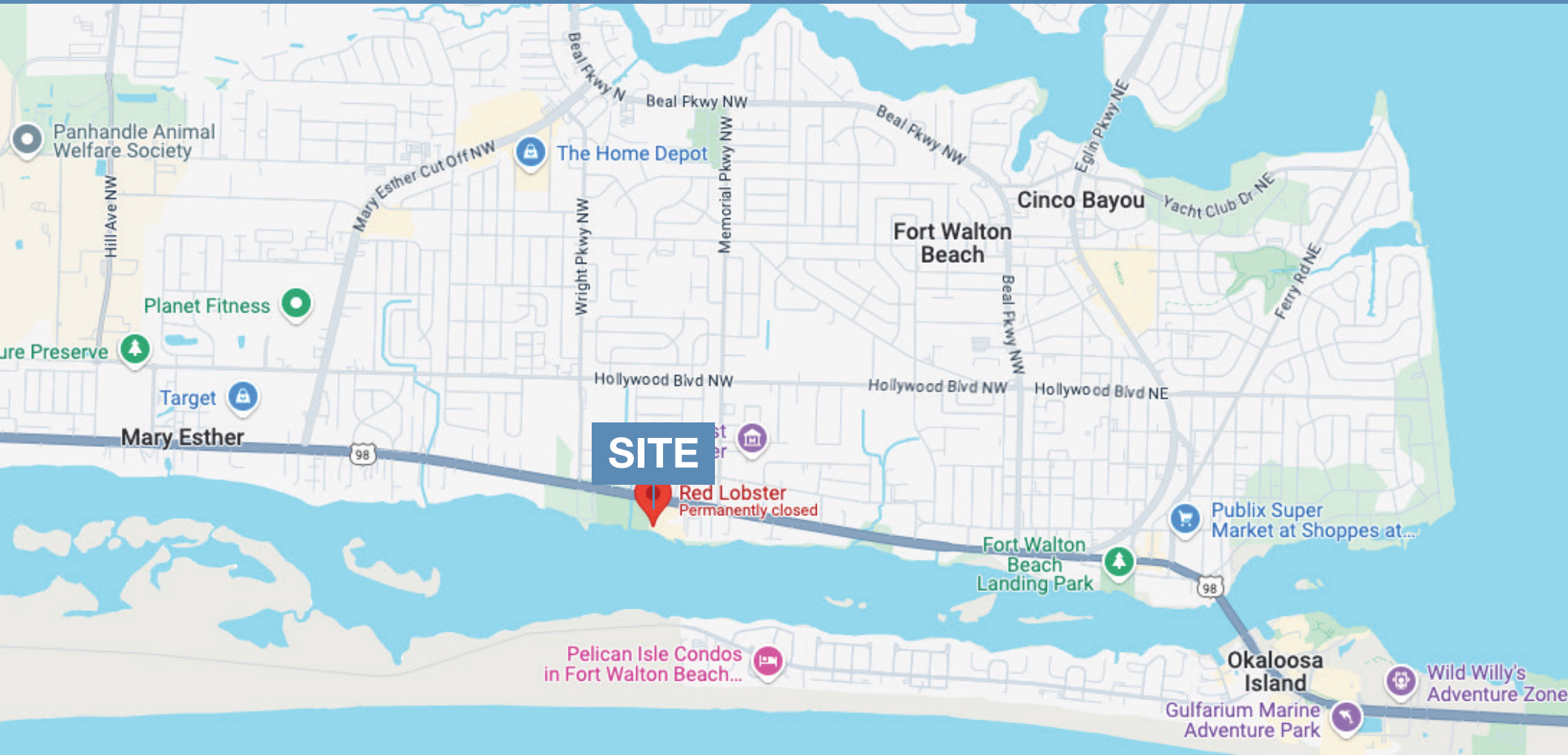
FOR MORE INFORMATION, PLEASE CONTACT:

Rich Lee

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858-200-4265

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# FANTASTIC WATERFRONT



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# ZONING



## 2.01.02 - MIXED USE DISTRICTS.

**MX-1 — Mixed-use (Medium Intensity) Zoning District.** The mixed-use zoning district is established to provide for a wide variety of land uses, including single-family housing, multifamily structures, commercial and office uses, artisan studios, and cottage industries. Accessory uses for residential developments include onsite amenities, such as recreation facilities, carpools, garages, storage buildings, parking lots, transit stops, and community buildings. Accessory uses for nonresidential developments include such onsite amenities as parking lots, parking structures, storage buildings, or transit stops. Open space in the form of plazas and courtyards may be provided. Waterfront locations may include accessory uses such as docks, boardwalks, or facilities for direct water access to support water-dependent uses. Uses within the MX-1 zoning district may be mixed within one (1) parcel or lot and may be mixed within one (1) building. The maximum density is twenty (20.0) dwelling units per acre. Bonus provisions may be authorized to allow a maximum density up to thirty (30.0) dwelling units per acre. The maximum floor area ratio (FAR) for nonresidential development is one (1.0) FAR. Bonus provisions may be authorized to allow a maximum floor area ratio of one and one-half (1.5) FAR.

**MX-2 — Mixed-use (High Intensity) Zoning District.** The mixed-use zoning district is established to provide for a wide variety of land uses, including multifamily structures, commercial and office use, artisan studios,

and cottage industries. Accessory uses for residential developments include onsite amenities, such as recreation facilities, carpools, garages, storage buildings, parking lots, transit stops, and community buildings. Accessory uses for nonresidential developments include such onsite amenities as parking lots, parking structures, storage buildings, or transit stops. Open space in the form of plazas and courtyards may be provided. Waterfront locations may include accessory uses such as docks, boardwalks, or facilities for direct water access to support water-dependent uses. Uses within the MX-2 zoning district may be mixed within one (1) parcel or lot and may be mixed within one (1) building. The maximum density is thirty (30.0) dwelling units per acre. Bonus provisions may be authorized to allow a maximum density up to forty-five (45.0) dwelling units per acre. The maximum floor area ratio for nonresidential development is two (2.0) FAR. Bonus provisions may be authorized to allow a maximum floor area ratio of three (3.0) FAR.

**YC — Yacht Club Zoning District.** The yacht club zoning district is a specialized district designed for waterfront residential development with integrated private and semiprivate yacht clubs and associated accessory uses. Residential development is limited to single-family dwellings with a maximum density of six (6.0) dwelling units per acre.



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# DEMOGRAPHICS



## POPULATION

	1-MILE	3-MILES	5-MILES
Population	6,975	45,969	71,752
5 Yr Growth	7.5%	5.6%	5.1%



## 2024 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$82,482	\$78,048	\$80,525

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



**TRAFFIC VOLUME FOR US HWY 98/MIRACLE STRIP PARKWAY IS 31,600 VEHICLES PER DAY**



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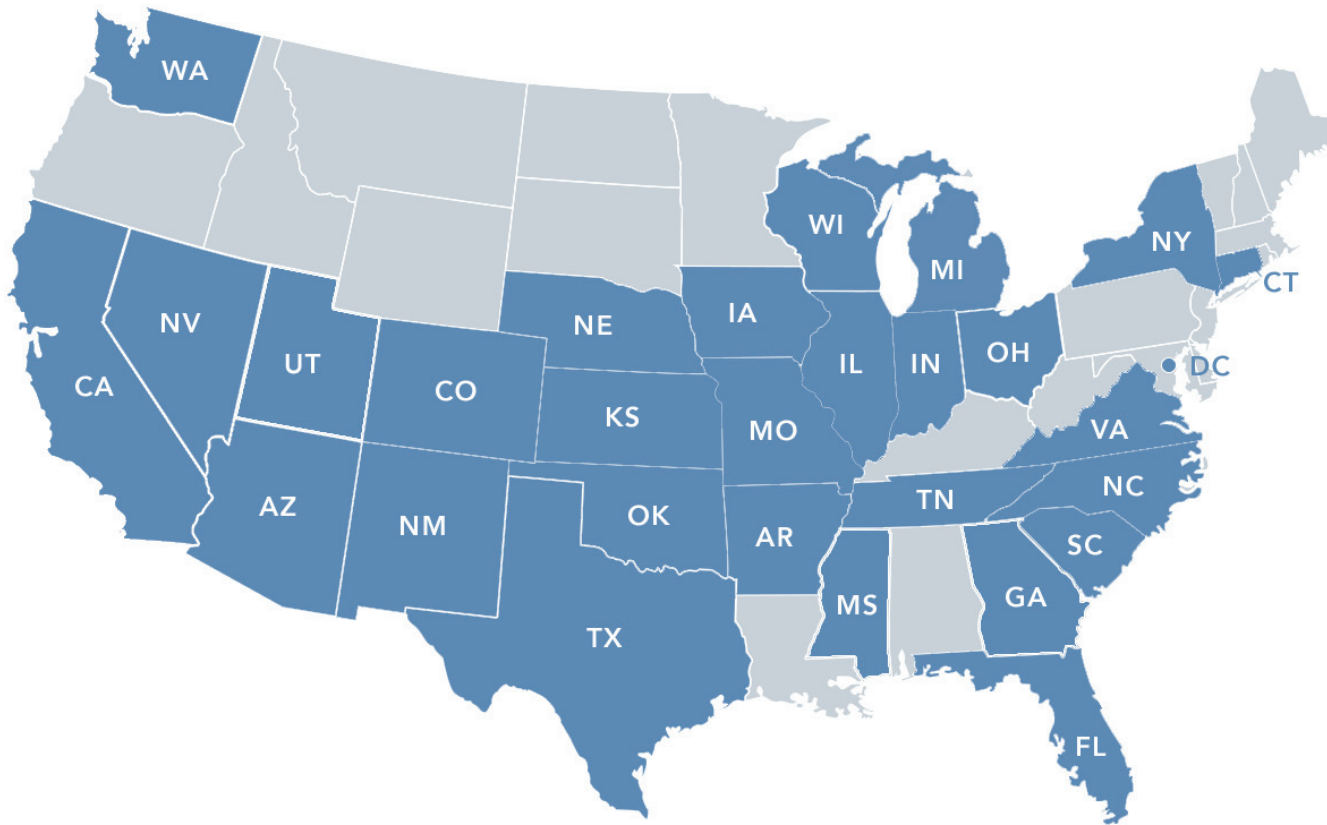
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# WE PROVIDE ADMINISTRATIVE MANAGEMENT SERVICES FOR NET LEASED PROPERTIES NATIONWIDE



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\*available in all 50 states